

MINUTES
CITY OF KNOXVILLE, TN
BUILDING BOARD OF ADJUSTMENTS AND APPEALS
MEETING: FEBRUARY 20, 2015 -- 9:00 A.M.
SMALL ASSEMBLY ROOM – CITY/COUNTY BUILDING, 400 MAIN STREET

ROLL CALL

The meeting was called to order at 9:05 a.m. Members present: Doyle Webb, William Waters, Gregor Smee, John Kenny, and David Smith.

Others in attendance: Sonny Partin, Fire Inspections, Peter Ahrens, Plans Review & Inspections Director; Crista Cuccaro, Law Department; and Debbie Brooks, Board Secretary.

CONSENT ITEMS

None.

OLD BUSINESS

ADDRESS: 137 E. BLOUNT AVENUE

Owner: Blanchard & Calhoun

Requested by: Kenneth Ellsworth

BD01A15BU 2012 IBC, SECTION D102.2.7

Request:

To allow the use of vinyl windows for their superior thermal performance.

Board Chairman Doyle Webb said: *An email from Kenneth Ellsworth was sent to Deborah Brooks, Board Secretary, on January 30, 2015, stating that they had decided to comply with the windows. They no longer requested the variance and wanted to be taken off of the February BBAA agenda. A copy of the email has been included in the agenda packet. This request was **WITHDRAWN**.*

NEW BUSINESS

ADDRESS: 711 S. NORTSHORE DRIVE

Owner: Sacred Heart Church of Knoxville

Requested by: Robyn McAadoo, Barber McMurry Architects

BD02A15BU 2012 IBC, SECTION 1007.3

Request:

Recognize the stairway from the sanctuary connecting two levels on the same story as a permitted component of the second accessible means of egress. Note that an interior ramp is provided as the first accessible means of egress.

Robyn McAdoo, Barber McMurry Architects, presented a smaller version of the floor plan (for convenience) to the Board members. Ms. McAdoo explained the sanctuary was only the portion to the left on the floor plan and there were four columns that held a small roof structure called a baldacchino. Ms. McAdoo said the baldacchino was only for priests and occasionally altar boys and was not accessible to the public. Ms. McAdoo said one thing they could count on was the Catholic's tradition was not going to change anytime soon. Ms. McAdoo said the sanctuary was separated from the crossing which was where the public occupy the crossing and kneel in front of the sanctuary. Ms. McAdoo said to get from the transepts and the crossing up to the sanctuary on the south end of the sanctuary was a ramp and on the north end was a series of five stairs plus 1 stair. Ms. McAdoo said on a normal Sunday, there will be four or five priests and a few altar boys up there. Ms. McAdoo said there was fixed seating for the bishop and the priests. Ms. McAdoo said this was a normal situation. Ms. McAdoo said technically if you looked at this floor plan, on paper they were well under 50 occupants in the sanctuary. Ms. McAdoo said there was one accessible means of entry and egress and they were in good shape. Ms. McAdoo said two or three times a year, they have in excess of about 50 priests upon the sanctuary. Ms. McAdoo said knowing that would happen two or three times a year, they would like to identify the five stairs plus one stair as part of the accessible means of egress as the second accessible means of egress. Ms. McAdoo said the reason is the building is adjacent to another existing building (about 15 feet away). Ms. McAdoo said one option would be to provide an area of refuge (either interior or exterior) back at the door that comes out currently below grade. Ms. McAdoo said they would provide an interior area of refuge and that would meet the code. Ms. McAdoo said in thinking about the reality of the situation if there were a fire blocking the bottom of the ramp and there was a priest in a wheelchair, he would not go to that area of refuge and wait by himself for a firefighter to come between the buildings to rescue him. Ms. McAdoo said he would be among people that would readily help him down the small set of stairs. Ms. McAdoo said she believed putting an exit sign directing people to the rear exit would be far less safe than directing them down the set of five plus 1 stairs and out through the main church.

No opposition was present at the meeting.

Peter Ahrens, Plans Review & Inspections Director, said they spent considerable time with the applicant discussing any options. Mr. Ahrens said they thought it was a reasonable request and would be in support of that.

Sonny Partin, Fire Inspections, said they agreed that it was reasonable also.

Board member Gregor Smee said on one side they had a ramp and the other side they had the stairs. Mr. Smee asked if there was any thought given to putting a ramp to match on the other side. Ms. McAdoo said there was thought to that. Ms. McAdoo said because of the sanctuary space and the very specialized way the Catholics conduct their service, putting another ramp in there would take away such an unreasonable amount of the space and cause it to be unfunctional. Mr. Smee said they had the north transept that functioned as a separate chapel with double doors out and the side door out. Mr. Smee said it looked like trying to put a ramp in there would mess with the door swing area. Mr. Smee said that door did need to swing out because of the number of people in the chapel. Mr. Smee said he did not disagree with Ms. McAdoo.

Board member William Waters said it looked to him that Ms. McAdoo's proposal was reasonable. Mr. Waters made a motion to APPROVE the one request. Board member David Smith seconded the motion. **The Board voted 4-0 to APPROVE the one request with 1 abstained.**

OTHER BUSINESS

The contact information has been requested by the Board members for Peter Ahrens and Sonny Partin.

Peter Ahrens Director of Building Inspections

Office: 865-215-3938

Email: pahrens@cityofknoxville.org

Sonny Partin Deputy Fire Marshal

Office: 865-215-2283

Email: spartin@cityofknoxville.org

The Fire District Maps have been sent out in the agenda packets.

ADJOURNMENT

The meeting was adjourned at 9:22 a.m.

Minutes were taken and typed by Deborah Brooks, Board Secretary.